

CITY OF ANNISTON

Procedure for Rezoning Property

1. Obtain an application for rezoning from the Anniston Planning Department at 1128 Gurnee Avenue. Only the property owner or an authorized representative thereof will be permitted to make an application to rezone property.
2. Return the completed application and all required documentation to the Planning Department at least 15 days prior to the regularly scheduled Planning Commission meeting at which the petition will be heard. Planning Commission meeting dates can be obtained from the Planning Department. The applicant must remit a \$50.00 application fee with the petition for rezoning. This fee is to defray administrative costs associated with the petition.
3. Signs will be posted by the Planning Department on the property for which a rezoning petition has been submitted no less than 10 days prior to the Planning Commission meeting at which the petition will be heard.
4. The applicant **MUST** appear before the Planning Commission to present the case and answer questions from the Commission and other interested parties. The petition **WILL NOT BE CONSIDERED** if the applicant is not present at the meeting.
5. When the petition is heard by the Planning Commission they will do one of the following: 1) Deny the rezoning petition; 2) Recommend approval of the rezoning petition to the City Council; or 3) Table the request pending the submittal of additional information. A majority plus one vote of the Planning Commission is required to recommend approval of a petition.
6. If the petition is denied by the Planning Commission, the applicant may request that the City Council review the petition.
7. If the Planning Commission recommends approval of the petition to the City Council, the appropriate legal notices will be prepared by the Planning Department staff. Two legal notices are required for all rezoning petitions and the lead times for the notices dictate approximately a 4 week timeframe between Planning Commission and City Council hearings.
8. The applicant will be billed for the cost of publishing the two legal notices (in addition to the original \$50.00 application fee) which are required by State law. The Planning Department will prepare the legal notices and retain proof of publication.
9. Following appropriate public notice, the City Council will hear the petition and consider the Planning Commission recommendation. If the petition is approved by the City Council, a copy of the ordinance will be published in the local newspaper. The rezoning process is complete when the approved ordinance is published. The applicant will also be billed for the cost of this final publication.

NOTES:

The entire rezoning process takes a **MINIMUM** of 6 weeks. Plan on 8 weeks if there are no complications or delays.

The total cost to the applicant will include the \$50.00 application fee, the two legal notices prior to City Council consideration (cost will depend on the length of the legal description of the property and usually runs approximately \$250.00), and the final publication of the ordinance which rezones the property (approximately \$150.00, again depending on the length of the legal description).

If you have any questions or need additional information pertaining to the rezoning process, please contact the Anniston Planning Department at (256) 231-7720.